

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
December 16, 2004
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall
give in this Planning Commission Meeting shall be the truth,
the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

- | | | |
|------------|--|--|
| 1A. | Case No. 0410-17
Zoning Ordinance Amendment
CEP 493-04

(Carolynne Bihn,
Zoning Officer)

RECOMMENDATION: | Fady Mattar, Acting Director of Planning and Building
Citywide

Proposed Amendment to the Zoning Ordinance and to the
Local Coastal Program to permit conversion of existing motels
and hotels to special needs housing.

Planning Commission continue the item to a date uncertain to
be readvertised. |
| 1B. | Case No. 0410-22
Conditional Use Permit
ND 31-04

(Jayme Mekis,
Project Planner)

RECOMMENDATION: | Tomika L. Thompson
1400 Obispo Avenue (Council District 4)

Request to operate a child care facility from an existing
building.

Planning Commission certify Negative Declaration 31-04 and
approve the Conditional Use Permit, subject to conditions. |
| 1C. | Case No. 0410-18
Conditional Use Permit, Sign
Standards Waiver, Site Plan
Review
CE 04-215

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION: | Long Beach Towne Center PO, LLC
c/o Kerr Project Services
7681 Carson Boulevard (Council District 5)

A Conditional Use Permit, Site Plan Review and Sign
Standards Waiver, subject to conditions.

Planning Commission approve Conditional Use Permit, Site
Plan Review and Sign Standards Waiver, subject to
conditions. |
| 1D. | Case No. 0408-26
Conditional Use Permit, Local
Coastal Development Permit
CE 04-171

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION: | Alamitos Bay Partnership
c/o Alicia Shelton and Jennifer McDonald for
The Gaslamp Restaurant & Bar
6251 E. Pacific Coast Highway (Council District 3)

A Conditional Use Permit and Local Coastal Development
Permit to establish a fixed bar with a Type 47 Liquor License
(beer, wine, distilled spirits) in an existing restaurant).

Planning Commission approve Conditional Use Permit and
Local Coastal Development Permit, subject to conditions. |

CONTINUED ITEMS

2A. Case No. 0410-02
Tentative Map
CE 04-204

(Jayme Mekis,
Project Planner)

RECOMMENDATION:

Subtec, authorized Agent for property owner
841 Gardenia Avenue (Council District 2)

Approval of Vesting Tentative Map No. 61777, to convert an existing sixteen-unit apartment building into condominiums.

Planning Commission approve Tentative Map No. 61777, subject to conditions.

REGULAR AGENDA

2B. Case No. 0409-22
Tentative Waived Parcel Map
CE 04-197

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION:

Edward Kennedy
3660 Pacific Avenue & 140 W. 37th Street
(Council District 8)

Request for approval of Tentative Waived Parcel Map No. 0303-26 for the purpose of converting two single family homes to a two-unit condominium for individual sale.

Planning Commission review the materials submitted as well as the previous record related to this property and determine whether appropriate findings can be made to support approval.

3. Case No. 0411-20
Zoning Ordinance Amendment
CE 04-245

(Derek Burnham,
Project Planner)

RECOMMENDATION:

City of Long Beach
Fady Mattar, Acting Director of Planning and Building
Citywide

Proposed amendments to the Zoning Ordinance regarding parking requirements for expansion and alteration of residential uses with nonconforming parking.

Planning Commission recommend that the City Council adopt the amendments to the Zoning Ordinance.

4. **Case No. 0408-32**
Local Coastal Development Permit
CE 04-180
- (Jayme Mekis,
Project Planner)
- RECOMMENDATION:
- Applicant: Karen Otis, Agent for Mykonos Restaurant**
Appellant: Tom Fenholt
5374 E. 2nd Street (Council District 3)
- Appeal of the Zoning Administrator's decision to approve a Local Coastal Development Permit for outdoor dining at an existing restaurant.
- Planning Commission deny the appeal and uphold the Zoning Administrator's decision to grant the Local Coastal Development Permit and allow outdoor dining in the public right-of-way sidewalk.
5. **Case No. 0405-26**
Conditional Use Permit
ND 21-04
- (Jayme Mekis,
Project Planner)
- RECOMMENDATION:
- Warrant Coalson**
1630-1660 E. 32nd Street (Council District 7)
- Request to allow an asphalt and concrete recycling and crushing operation in the General Industrial (IG) Zone District.
- Planning Commission certify Negative Declaration 21-04 and approve Conditional Use Permit, subject to conditions.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
1) City Council Actions
2) General Plan Update
- b. Preview of January 6, 2004 agenda
- | | |
|--------------------------------|--|
| 1950 Lemon Avenue | Monopole at Martin Luther King Park |
| 1012 W. Carson | Monopole (continued) |
| 4400 Cherry | Monopole at All Soul's Cemetery |
| 3701-3703 Long Beach Blvd. | Parking structure |
| 1449 E. 3 rd Street | 13 unit condo conversion |
| | Adoption of North Long Beach Design Guidelines |
- c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.

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